

# Avondale Housing Profile

## Total Population

	<i>1990</i>	<i>2000</i>	<i>% of county total in 2000</i>	<i>1990 – 2000 % Growth</i>
Avondale	16,169	35,883	1.2%	121.9%
Maricopa County	2,122,101	3,072,149	-	44.8%

## Median Household Income

	<i>1990</i>	<i>2000</i>
Avondale	\$24,292	\$49,153
Maricopa County	\$30,797	\$45,358
Arizona	\$27,540	\$39,067

## Racial Composition

<i>Race</i>	<i>1990</i>	<i>2000</i>	<i>% of total population 2000</i>
White	9,528	22,704	63.3%
African American	747	1,866	5.2%
Native American	217	459	1.3%
Asian	203	678	1.9%
Other	5,474	10,176	28.4%
Hispanic	8,271	16,589	46.2%

## Household Characteristics

	<i>1990</i>	<i>2000</i>
Total Households	4,917	10,640
Homeownership Rate	60.9%	77.6%
Average Household Size	3.23	3.36

## Age Distribution

<i>Age Group</i>	<i>1990</i>	<i>2000</i>	<i>% of total population 2000</i>
Under 20	6,387	13,395	37.3%
20 – 54 yrs	7,671	18,379	51.2%
55 & Over	2,111	4,109	11.5%

Median Age	26.6	29.0
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### Housing Inventory by Unit Type

<i>Unit Type</i>	<i>1990</i>	<i>2000</i>	<i>% of all units in 2000</i>	<i>1990 – 2000 % Growth</i>
Single Family	3,013	8,416	73.7%	179.3%
Townhouse / Condo	140	176	1.5%	25.7%
Multi-family Units	1,320	1,581	13.9%	19.8%
Manufactured Home	1,004	1,217	10.7%	21.2%
Other Units	102	22	0.2%	-78.4%
Total Units	5,579	11,412	-	104.55%

### Median Multi-Family Rent in 2000

	Complexes Built Before 1995	Complexes Built After 1995
Median Rent	\$566	\$830
# of Units Surveyed	772	1,040

### Single Family Home Sales Activity

	<i>NEW</i>		<i>RESALE</i>		<i>TOTAL</i>	
<i>Year</i>	<i># of Sales</i>	<i>Median Sales Price</i>	<i># of Sales</i>	<i>Median Sales Price</i>	<i># of Sales</i>	<i>Median Sales Price</i>
1996	582	\$115,400	240	\$118,000	822	\$116,100
1997	662	\$114,600	267	\$118,300	929	\$115,300
1998	950	\$114,200	360	\$118,600	1,310	\$114,800
1999	1,337	\$120,600	492	\$127,300	1,829	\$121,700
2000	958	\$124,800	544	\$130,000	1,502	\$126,400

### Assisted Housing Units Produced between 1996 - 2000

Avondale	0
Maricopa County	8,344

### Housing Affordability Gap

	Avondale	Maricopa County
Total Gap	476	108,373
Gap as a % of Total households	4.5%	9.6%
% of Median household Income where total gap occurs	61%	